

## CORRESPONDENCE SUMMARY

**DATE:** September 26, 2013

**CORRESPONDENCE NUMBER:** ZCOR 2013-0137 (Re-Issue)

**SUBJECT:** Adjustment to Parking (Loudoun Station Phase 1)

**Rev 1993 Ordinance Reference Numbers:** 5-1102(F) Adjustments to Parking Requirements  
5-1102(F)(5)(a) Transit

### 1993 Ordinance Reference Numbers:

**Other Applicable Reference Numbers:** ZMAP 2002-0005 Loudoun Station  
(LSDO/FSM/ZMAP/SPEX) FIDP 2008-0001 Loudoun Station Phase 1  
STPL 2008-0043 Loudoun Station Phase 1  
SBRD 2007-0068 Loudoun Station Phase 1

**Applicable Tax Map/PIN Numbers:**

PIN:		
088-16-7575	089-46-8658	089-47-0533
089-47-1719	089-47-0508	089-46-9226
089-46-7548	089-46-6163	089-46-4753
089-46-5834	089-46-7413	089-46-8994
089-46-7684	089-46-6102	089-46-4224
089-46-2840	089-46-9208	089-46-6740
089-46-5314	089-46-2227	089-46-6583
089-46-0327	089-46-1316	089-46-1809
089-46-2408	089-46-2700	089-46-2993
089-46-3894	089-46-4287	089-46-4582
089-46-5476	089-36-6561	

### Correspondence Summary:

The subject parcels constitute Phase 1 of Loudoun Station, when combined total 26.42 acres and are zoned PD-TRC. Applicant has requested an adjustment to parking requirements pursuant to Section 5-1102(F)(5)(a) of the Zoning Ordinance. The applicant intends to make 300 parking spaces available to the County for use as parking for a bus transit site to be established within the Phase 1 area of Loudoun Station. In order to make these spaces available to the County, the applicant has requested that their required parking be adjusted pursuant to Section 5-1102(F)(5)(a) which allows for a reduction of up to 20% for "any use, building or complex" within 1,000 feet of any regularly scheduled bus stop. The applicant has demonstrated that all of Phase 1 of Loudoun Station lies within the 1,000 feet, that the requested reduction in parking is equal to 19.9% of the required parking, and the County Department of Transportation and Capital Infrastructure has verified that the bus service to be established will have a capacity in excess of 300 people per day, thereby providing the "substantiated and verifiable projections of use of public transportation" called for by Section 5-1102(F)(5)(a).

The opinion was re-issued specifically to substitute the attachment for a more recent version of the exhibit attached thereto.

**PROPERTY OWNER:****Request Made by:**

Mr. David Bryant  
Comstock Development Services, LC  
1886 Metro Center Drive, 4<sup>th</sup> Floor  
Reston, VA 20190

**Owner:**

PINs: 088-16-7575   089-46-8658   089-47-0533   089-47-1719   089-47-0508   089-46-4753

CLS Phase 1, LC  
1886 Metro Center Drive, 4<sup>th</sup> Floor  
Reston, VA 20190

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089-46-2408   089-46-2700   089-46-2993   089-46-3894   089-46-4287   089-46-4582  
089-46-5476   089-36-6561

Comstock Loudoun Station, LC  
1886 Metro Center Drive, 4<sup>th</sup> Floor  
Reston, VA 20190

Author: Larr Kelly

\*Indicates where to file

Is this a determination? Check one: Yes ☒ No ☐